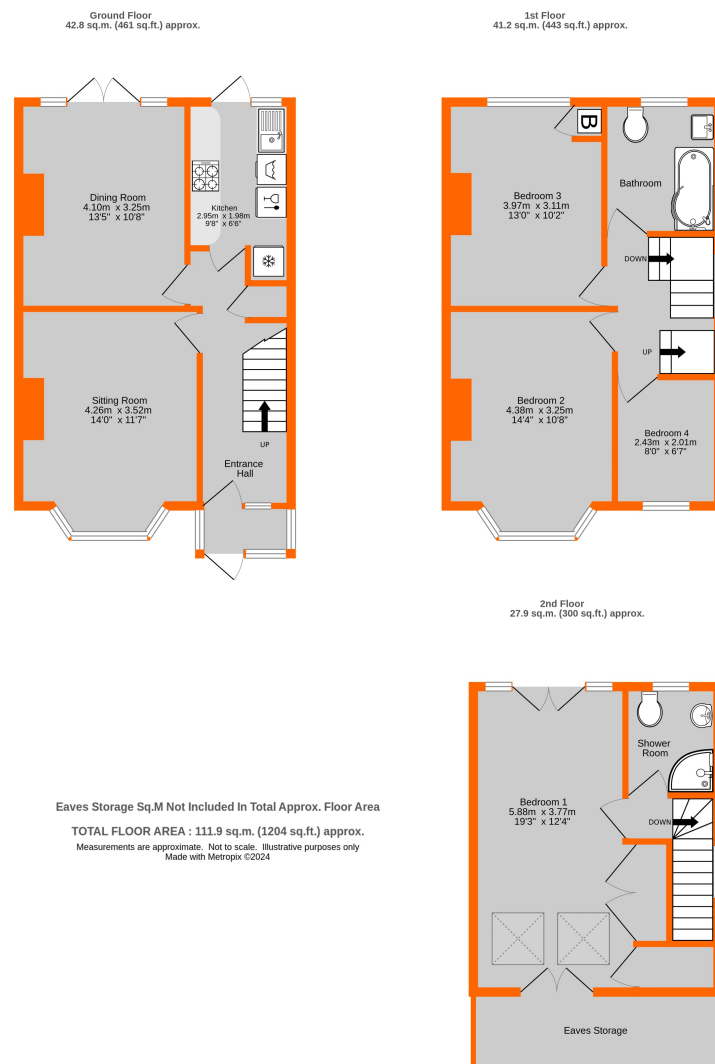


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Park Langley Office - 020 8658 5588

25 Birkbeck Road, Beckenham, Kent BR3 4SL

£725,000 Freehold

- Semi detached house ideal for a family
- Wood finish flooring to ground floor
- Four bedrooms and modern bathroom
- Landscaped front garden with parking
- Fireplaces in both reception rooms
- Lovely rear garden with large terrace
- Top floor main bedroom and shower room
- Two sheds in garden with light and power

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.

Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details please visit our website - www.proctors.london

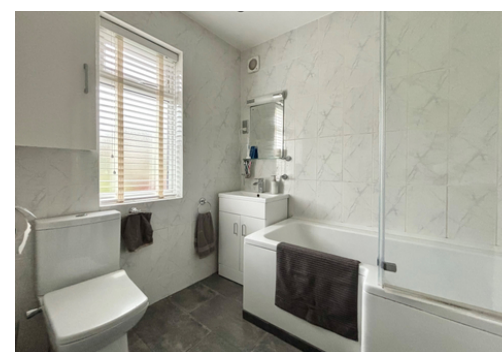


25 Birkbeck Road, Beckenham, Kent BR3 4SL

Semi detached house in favoured location with good family accommodation including FOUR BEDROOMS having loft conversion providing generous main bedroom and well appointed shower room. Three bedrooms on first floor plus spacious family bathroom with well planned staircase from landing to top floor. Ground floor has attractive wood finish flooring throughout the hall and both reception rooms and there are doors to the garden from the dining room and kitchen. House is well maintained with landscaped front garden and terrace to rear leading to attractive garden with useful sheds to far end having light and power. Sealed unit double glazing throughout property including enclosed porch and main bedroom has full height doors to rear with Juliet balcony overlooking garden.

Location

With easy access to Clock House Station (London Bridge, Charing Cross and DLR connection at Lewisham) and also Kent House station (Victoria and The City), this property is at the beginning of Birkbeck Road on the left hand side, a short distance from the junction with Beckenham Road. Popular local schools include Stewart Fleming and Alexandra Primary Schools as well as Harris Academy Secondary School for Girls on Leonard Road. Beckenham High Street is approximately a mile away and Penge High Street about a quarter a mile away, with local shops on Beckenham Road including a Sainsburys Local as well as independent shops and restaurants around Clock House Station.



Ground Floor

Enclosed Porch

1.8m x 0.65m (5'11 x 2'2) double glazed windows and door, quarry tiled floor

Entrance Hall

5.1m x 1.74m (16'9 x 5'9) radiator, wood finish flooring, cupboard beneath stairs, leaded light window beside front door

Sitting Room

4.26m max x 3.52m max (14'0 x 11'7) attractive cast iron fireplace with living flame gas fire, wood finish flooring, radiator set into wide bay with double glazed windows to front

Dining Room

4.1m x 3.25m (13'5 x 10'8) attractive cast iron fireplace with living flame gas fire, wood finish flooring, radiator, double glazed windows beside and above doors to garden

Kitchen

2.95m x 1.98m (9'8 x 6'6) plus recess with full height integrated fridge/freezer, base cupboards and drawers beneath work surfaces plus space for washing machine and slimline dishwasher, 1½ bowl single drainer stainless steel sink with mixer tap, stainless steel cooker hood and splashback above 4-ring Bosch gas hob with electric double oven beneath, wall tiling, eye level cupboards, double glazed window beside door to garden



First Floor

Landing

2.81m x 2.14m max (9'3 x 7'0) includes staircase to top floor, double glazed window to side

Bedroom 2

4.38m max x 3.25m max (14'4 x 10'8) radiator set into wide bay with double glazed windows to front

Bedroom 3

3.97m x 3.11m max (13'0 x 10'2) includes linen cupboard with slatted shelves and Worcester wall mounted gas boiler, radiator, double glazed window to rear

Bedroom 4

2.43m x 2.01m (8'0 x 6'7) radiator, double glazed window to front

Bathroom

2.43m max x 2.11m max (8'0 x 6'11) large white shower bath with mixer tap and shower attachment also feeding shower head with hinged screen above widest portion of bath, wash basin with mixer tap having cupboard beneath, low level wc, tiled walls, chrome heated towel rail, mirror and shaver point above basin, tall fitted cupboard, downlights, double glazed window to rear

Second/Top Floor

Small Landing

high level storage cupboard above stairs, double glazed window to side

Bedroom 1

5.88m x 3.77m (19'3 x 12'4) includes built in double wardrobe and fitted eaves cupboard with drawers and shelves, access to front eaves, two upright radiators, pair of double glazed Velux windows to front with fitted blinds, full height double glazed windows beside doors with Juliet balcony overlooking garden

Shower Room

1.98m x 1.73m (6'6 x 5'8) tiled corner shower cubicle with curved sliding door, wash basin with mixer tap having cupboard beneath, low level wc, chrome heated towel rail, mirrored cabinet and shaver point above basin, tiled floor, downlights, double glazed window to rear

Outside

Front Garden

landscaped with paved paths beside parking space

Rear Garden

about 20.4m x 5.58m (67ft x 18'4) large paved terrace with doors out from dining room and kitchen, water tap, steps to neatly maintained area of lawn with shrub borders, paved area to far end having two well maintained timber sheds with light and power

Additional Information

Council Tax

London Borough of Bromley - Band D

